

MINUTES OF THE REGULAR MEETING  
PLANNING AND ZONING COMMISSION

February 26, 2018

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairperson

A regular meeting of the City of Keller Planning and Zoning Commission was called to order by Chairperson Gary Ponder with the following members present:

Dave Reid  
Carey Page  
Leslie Sagar  
Amanda Bigbee  
Robert Apke - Alternate  
Ralph Osgood

Commissioner Vernon Stansell was absent. Staff present included, Daniel Turner, Planner I; Katasha Smithers, Planner I; Scott Bradburn, Planner I; Chad Bartee, City Engineer; Trina Zais, Director of Public Services and Economic Development; Susan Kenney, Director of Community Development and Tracy Talkington, Police Captain.

B. PLEDGE OF ALLEGIANCE

1. Pledge to the United States Flag.
2. Pledge to the Texas Flag.

C. PERSONS TO BE HEARD

No public comments were received.

D. CONSENT

1. Consider approval of the minutes for the meeting of February 12, 2018.
2. Consider the approval of a final plat for Lots 1-13, Block A, Enclave at Sky Creek, a proposed residential development consisting of two (2) open space lots, one (1) private street lot, and ten (10) residential lots, located on a 9.331-acre tract of land, located at the intersection of Union Church Road and Pearson Lane, at 2012, 2022, 2030 Union Church Road, and

zoned PD-SF-30 (Planned Development – Single Family 30,000 square foot minimum). Carlyle Development, LLC, owner, DR Trinity Land, applicant. Miller surveying, surveyor, Thomas Hoover Engineering, LLC, engineer. (P-18-0004)

Commissioner Reid made a motion to approve item D-1 and D-2 of the consent agenda as presented. Commissioner Sagar seconded and the motion carried unanimously (7-0).

E. OLD BUSINESS

1. None

F. NEW BUSINESS

1. PUBLIC HEARING: Consider a recommendation of a Specific Use Permit (SUP) to allow Bronzed Beauty Airbrush Studio, to operate a stand-alone beauty shop,” located on a 0.23-acre tract of land, being Lot 1, Block 7, Keller City Addition, on the southeast corner of Olive Street and South Main Street (Hwy.377) intersection, approximately 1,500 feet south of Keller Parkway (FM 1709), at 245 South Main Street (Hwy. 377), and zoned OTK (Old Town Keller), Ronald and Lori Cimonetti, owners. Desire Ziegler (Golan), applicant. (SUP-18-0002).

Scott Bradburn, Planner I, gave staff’s presentation and professional opinion. Desire Golan, applicant was present for questions.

Chairperson Ponder opened the public hearing.

No public comments were received.

Commissioner Sagar made a motion to close the public hearing. Commissioner Bigbee seconded and the motion carried unanimously (7-0).

No additional discussion was held.

Commissioner Sagar made a motion to approve Item F-1 as presented. Commissioner Bigbee seconded and the motion carried unanimously (7-0)

2. PUBLIC HEARING: Consider a recommendation for a Specific Use Permit (SUP) to use an existing 2,274 square-foot accessory building as a temporary accessory dwelling unit while constructing a new home on a 7.758-acre lot on the east side of Keller-Smithfield Road South, approximately 1,000 feet north of Village Trail, at 945 Keller-Smithfield Road South, being Lot 1, Block 1, Bryson Addition, and zoned SF-36 (Single Family Residential – 36,000 square foot minimum). Craig Corato, owner/applicant. (SUP-18-0003).

Katasha Smithers, Planner I, gave staff's presentation and professional opinion. Craig Corato, applicant/owner was present for questions.

Chairperson Ponder opened the public hearing.

Dan Reese, homeowner at 927 Keller Smithfield S, spoke in favor of the SUP.

Commissioner Osgood made a motion to close the public hearing. Commissioner Sagar seconded and the motion carried unanimously (7-0).

Discussion was held regarding the length of time the SUP would be in effect.

Commissioner Page made a motion to approve item F-2 as presented. Commissioner Sagar seconded the motion with the motion carried unanimously (7-0)

3. Consider a recommendation for a site plan for a single story 1,581 square-foot drive through restaurant without variances, located on a 1.14-acre lot, on the north side of Keller Parkway, approximately 260 feet east of Pate Orr Road North and Keller Parkway intersection, Lot 3R-1R5, Block 8, Bluebonnet Trails Addition, Abstract No. 28, out of the Pamela Allen Survey, at 951 Keller Parkway, and zoned TC (Town Center). Keller Square, LLC, owner. Andy's Frozen Custard, applicant. Dunaway Associates LP, engineer. (SP-18-0002)

Scott Bradburn, Planner I, gave staff's presentation and professional opinion. Aaron King, applicant was present for questions.

Discussion was held regarding the perimeter lights on the building, the north façade of the building and additional landscaping. Aaron King addressed questions concerning the lighting.

Commissioner Bigbee made a motion to approve item F-3 as presented. Commissioner Osgood seconded the motion with the motion carrying unanimously (7-0).

The meeting adjourned at 7:30 p.m.

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Gary Ponder – Chairperson